



# TABLE OF CONTENTS

## I. INTRODUCTION

- A. Plan Purpose & Organization
  - *What is a General Plan?*
- B. Legislative Requirements for General Plans
- C. Plan Elements
  - *Introduction and Guide for Plan Development*
  - *Organization of Each Element*
  - *General Plan Maps*
- D. Cottonwood History
- E. Population Estimates
- F. Regional Setting

## 2. VISION AND VALUES

- A. “Respecting the Past, Focused on the Future”
- B. Mission and Vision Statements
- C. Guiding Principles
- D. Community Vision Program
- E. Vision Foundation: Regional Center, Traditional Small Town Qualities, Natural Setting

## 3. LAND USE

- A. Introduction
- B. Legislative Requirements
  - *Aggregate Requirements*
- C. Key Issues
- D. Land Development Overview
  - *Land Resources by Zoning District*
  - *Undeveloped Lots*
- E. Land Use Classifications
- F. Planning Sub-Areas
- G. Sub-Area Planning Process
- H. Annexation
- I. Urban Design
- J. Local Food Systems
  - *Home-Based, Small-Scale Food Programs*
  - *Verde Valley Wine Program*
- K. Goals & Objectives



## 4. CIRCULATION

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Regional Partners
  - Verde Valley TPO
  - NACOG
  - Yavapai County
  - ADOT
- E. Street Classification System
- F. Traffic Counts
- G. System Planning Issues
  - Introduction
  - Regional Coordination
  - Corridor Planning
  - Complete Streets
  - Traffic Mitigation
  - Capacity Planning
  - Traffic Calming
  - Roundabouts
  - Access Management
  - ADA Planning
- H. Multi-Modal Transportation Planning
  - Bicycle Planning
  - Pedestrian Planning
  - Public Transit
- I. Proposed Circulation Projects
- J. Goals & Objectives

## 5. OPEN SPACE AND PARKS

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Inter-Agency Coordination
- E. Resource Protection
- F. Major Open Space Areas
- G. Parks and Recreation Facilities
- H. Recreational Trails and Access
  - Trail Development Process
- I. Economic Benefits of Open Space, Trails and Parks
- J. Open Space Funding and Implementation Strategies
- K. Goals & Objectives



## **6. GROWTH AREA**

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Growth Estimates
- E. Planned Area Developments
- F. Growth Areas
- G. State Trust Lands
- H. Goals & Objectives

## **7. ENVIRONMENTAL PLANNING**

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Environmental Planning
  - *Air Quality*
  - *Water Quality*
  - *Natural Resources*
  - *Recycling and Resource Recovery*
  - *Energy Conservation*
- E. Goals & Objectives

## **8. WATER RESOURCES**

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Water Resources
  - *Regional Use and Demand*
  - *Hydro-Geologic Conditions*
  - *Legally Available Water*
  - *Water Quality*
  - *Regional Water Management Activities*
- E. Water Conservation
  - *Education and Outreach*
  - *Incentivized Conservation*
  - *Mandatory Conservation*
- F. Cottonwood Drought And Water Shortage Preparedness Plan
- G. Goals And Objectives

## **9. COST OF DEVELOPMENT**

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Funding Mechanisms
- E. Financing Authorities
- F. Goals & Objectives



## **10. HOUSING**

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Housing Background
- E. Housing Resource Agencies
- F. Housing Strategy
  - *Community Partnerships*
  - *Regional Coordination*
  - *State and Federal Programs*
  - *Special Needs Housing*
  - *Zoning Ordinance Amendments*
  - *Economic Development and Housing Coordination*
- G. Goals & Objectives

## **11. HISTORIC PRESERVATION**

- A. Introduction
- B. Legislative Requirements
- C. Key Issues
- D. Treatments for Historic Preservation
  - *Secretary of the Interior's Standards for Rehabilitation*
- E. Historic Preservation Programs
- F. Benefits of Historic Preservation
- G. Tax and Financial Incentives
- H. Goals & Objectives

## **12. PLAN ADMINISTRATION**

- A. Plan Development and Citizen Review
- B. General Plan Amendments
  - *Determining when Amendment is Necessary*
  - *Major Amendments*
  - *Minor Amendments*
  - *Major Amendment Procedures and Requirements*

## **APPENDIX**

- I. Community Vision Workshop Comments
- II. Cottonwood Projects & Accomplishments 2003-2013
- III. Definitions
- IV. References
- V. Correspondence and Comments
- VI. Resolution and Authorizations



# PLAN SUMMARY

## **Chapter 1. Introduction:**

Describes the location and surrounding context for the City of Cottonwood. Summarizes the plan structure and planning process. Introduces foundation organizing principles for the plan.

## **Chapter 2. Vision and Guiding Principles:**

Articulates the community vision for Cottonwood over the next decade, and provides a series of Guiding Principles that serve as a bridge between the Vision Statement and the Goals and Objectives set forth in each of the *General Plan 2025* elements.

## **Chapter 3. Land Use Element:**

Designates the proposed general distribution, location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and such other categories of public and private uses of land that may be appropriate in the City.

Describes sub-area planning strategies.

## **Chapter 4. Circulation Element:**

Consists of the general location and extent of existing and proposed highways, arterial streets and collector streets. Describes pedestrian planning, bicycle routes, transit and other modes of transportation. Expands on various system planning elements. Displays traffic count data. Identifies proposed transportation projects.

## **Chapter 5. Open Space and Parks Element:**

Describes major open space areas, recreational resources and designations of access points to open space areas; an analysis of forecasted open space needs; and implementation strategies to promote a regional system of integrated open space.

## **Chapter 6. Growth Area Element:**

Identifies potential development areas that support the efficient use of existing infrastructure and/or the coherent expansion of infrastructure systems, as well as multi-modal transportation options, including bicycling and walking, and a planned concentration of various uses, such as residential, commercial, office, tourism and employment type uses.

## **Chapter 7. Environmental Planning Element:**

Contains analysis, policies and strategies to address anticipated effects, if any, associated with potential future development as it relates to air quality, water quality and natural resource conditions.

## **Chapter 8. Water Resources Element:**

Describes surface water, groundwater and effluent sources. Provides analysis of how the future growth projected in the general plan will be adequately served by the legally and physically available water supply or a plan to obtain additional necessary water supplies.



**Chapter 9. Cost of Development Element:**

Identifies funding mechanisms used to finance public service needs generated by new development and identifies related policies to ensure such mechanisms are applied in a beneficial manner that is fair and equitable.

**Chapter 10. Housing Element:**

Identifies key housing issues and related resources, including housing agencies, programs and strategies. Provides information on local, state and federal programs to support housing goals. This element provides a conceptual framework to help better understand and improve the existing and projected housing needs of the community.

**Chapter 11. Historic Preservation:**

Includes summary of key historic preservation strategies and programs. Includes an overview of existing and potential programs and approaches to enhance historic preservation in Cottonwood.

**Chapter 12. Plan Administration:**

Describes the policies and procedures for developing the *General Plan 2025* and for considering any future amendments.